

UNIFIED LAND DEVELOPMENT CODE
Chapter 2. Zoning
Article 2.2. Conventional Zoning Districts
Division 2.2.3. Commercial

Section 2.2.3.4. Commercial Tourist (CT)

- (a) *Intent.* The purpose and intent of this district is to allow tourist-related facilities near or adjacent to tourist attractions such as Gulf beach frontage, theme parks, major public or private parks, and other recreational or scenic resources. Although this district may allow both residential and non-residential uses, it is not a mixed-use district, and it is the further intent of this district that individual lots be developed with a single use.
- (b) *Permitted Uses (P) and Structures:*
- (1) Multifamily.
 - (2) Single-family attached.
 - (3) Emergency services.
 - (4) Public building.
 - (5) Park, public or not-for-profit.
 - (6) Essential services.
 - (7) General offices, professional services.
 - (8) Bed and breakfast, 1 or 2 bedrooms.
 - (9) Bed and breakfast, 3 or more bedrooms.
 - (10) Hotel, motel, inn.
 - (11) Paid or public parking lot, garage, structure.
 - (12) Auditorium, convention center, performing arts center.
 - (13) Clubhouse, community center.
 - (14) Place of worship. (see Division 3.7.4. Place of Worship)
 - (15) Golf course.
 - (16) Recreation, indoor.
 - (17) General retail sales and service.
 - (18) Animal hospital, boarding facility. (see Division 3.7.2. Animal Hospital, Boarding Facility)
 - (19) Art, dance, music, photo studio or gallery.
 - (20) Bank, financial services.
 - (21) Bar, cocktail lounge, nightclub, tavern.
 - (22) Business services.
 - (23) Drug store, pharmacy.
 - (24) Laundromat.
 - (25) Liquor, package store.
 - (26) Personal services.
 - (27) Professional services.
 - (28) Restaurant.

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- (29) Gas station with or without retail sales.
- (30) Marina, commercial.
- (31) Marina, sport.
- (c) *Permitted Accessory Uses and Structures*: (For additional conditions, see Article 3.1. Accessory Uses and Structures)
- (d) *Conditional Use (C)*: (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
- (1) Telecommunications facility, greater than 50 feet in height. (see Section ?? "Special Use Standards")
- (2) Private off-site parking.
- (3) Leisure vehicle rental.
- (4) Home occupations, Type 1. (see Article 3.4. Home Occupations)
- (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.
- (f) *Special Exceptions (S)*: (For procedure see Division 1.1.5. Special Exceptions)
- (1) Amphitheater.
- (2) Recreation, outdoor.
- (3) Passenger vehicle rental.
- (4) Home occupations, Type 2. (see Article 3.4. Home Occupations)
- (5) Such other uses as determined by the Zoning Official or his/her designee to be:
- a. Appropriate by reasonable implication and intent of the district.
- b. Similar to another use either explicitly permitted in that district or allowed by special exception.
- c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the special exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

(g) *Development Standards*:

For multifamily principal uses, development standards are the same as in RMF-15 districts, except on bridgeless barrier islands, which must be in accordance with Section 2.3.2.2. Bridgeless Barrier Islands.

Accessory buildings, same as principal building.

	CT
Lot (min.)	
Area (sq. ft.)	12,000
Width (ft.)	100
Yards (min. ft.)	
Front	25

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Side (interior)	0
Side (street)	20
Rear (interior)	10
Rear (street)	25
Abutting water	20
Bulk (max.)	
Lot Coverage	35%
Height (ft.)	38
Density (units/acre)	0

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering, of the Code, as the same may be amended.

If the CT district abuts a residential district, no structure other than screening required pursuant to Article 4.7. Landscaping and Buffering, of the Code, shall be erected closer to the abutting residentially zoned property than twenty-five (25) feet or the building height, whichever is greater.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with 4.12. Waterfront Property.

(g) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code.

(h) *Off-street parking* Off-street parking shall be in accordance with Article 4.9. Parking Standards.